

**ALAMEDA GOLF COMMISSION
MINUTES OF REGULAR MEETING (Revised)**

Wednesday, March 17, 2010

1 CALL TO ORDER

Chair Jane Sullwold called the regular meeting to order at 6:45 p.m. at the Chuck Corica Golf Complex, Ladies Lounge, 1 Clubhouse Memorial Road, Alameda, CA 94502

1-A ROLL CALL

Present: Chair Jane Sullwold, Commissioner Ray Gaul, Commissioner Bill Schmitz, and Commissioner Betsy Gammell

Absent: Commissioner Jeff Wood

Staff: John Vest, General Manager

Also Present: None

1-B APPROVAL OF MINUTES

Approval of Minutes of January and February meetings to be deferred until April meeting

1-C ADOPTION OF AGENDA

The Commission unanimously adopted the agenda.

2 ORAL COMMUNICATIONS

None

3 COMMISSION COMMUNICATIONS

Chair Sullwold noted that the Commission received a letter in February from the Interim City Manager, advising that someone who was not identified had requested through public records a copy of the tape recording of the January 21 Golf Commission meeting. The letter stated that City Staff was preparing a transcript of that meeting, and cautioned the Commission to be careful in future meetings, although it did not actually describe the accusations of the anonymous person or persons, so it was not apparent what the Commission was alleged to have done wrong.

Thereafter, Chair Sullwold had a conversation with Mayor Johnson regarding the January meeting transcript, which Mayor Johnson was in the process of reviewing,

although Chair Sullwold had not yet seen it. Mayor Johnson noted that the person preparing the transcript often could not identify the name of the person speaking because his or her name had not been stated on the tape. From now on, Chair Sullwold will try to identify for the recording the name of each speaker to avoid any further confusion. Mayor Johnson also stated that she believed that Golf Commission meetings should be run like the City Council meetings, with speaker slips and three-minute limits for each speaker. Chair Sullwold told the Mayor that she will not institute that policy, stating that it has never been the practice of the Golf Commission to restrict communications from the public, and that she believes that free and open discussions provide the Golf Commission with a much better understanding of the views of the golf community on the issues.

Chair Sullwold did not receive a draft of the January Golf Commission minutes from Patti Straass in advance of the February meeting, as had been the practice for at least two years, in accordance with a unanimous motion by the Golf Commission. She learned that Dale Lillard instructed Patti Straass not to follow that procedure. Upon further inquiry, she was told that Dale based his instruction on his belief that the practice violated the Brown Act, which he contended he had learned during discussions with the City Attorney. Chair Sullwold requested that the matter be considered by the City Attorney directly, rather than being filtered through Dale, suggesting that a provision in the City authorizing legislation for the Golf Commission gives the Commission the power to set its own procedures for carrying out its duties, and further suggesting that no Brown Act violation would occur if one member of the Commission revises the draft minutes, as those minutes do not become final until they are approved by a quorum of the Golf Commission in an open meeting. Chair Sullwold received an email from City Attorney Terry Highsmith stating that, after further review, the Golf Commission's procedures were indeed lawful. Terry Highsmith further stated that since the Golf Commission has an elected Secretary, it would be the job of the Secretary to revise the draft. Accordingly, henceforth a draft of the minutes will be prepared by Patti Straass, who will then email them to Secretary Jeff Wood. Secretary Wood will make any necessary corrections and email them back to Patti for distribution in the packets.

4 AGENDA ITEMS

4-A Status Report on RFP &

4-B Discussion of Proposal to Operate Mif Albright Course as non profit

Commissioner Gammell stated she felt that the "Save the Mif" group did a great job on the proposal presented to City Council. Discussion ensued as to what motion the City Council actually made. Commissioner Schmitz stated that on the Mif agenda item, the City Council moved to accept the report from the "Save the Mif" group, but on the agenda item regarding the long-term lease, the City Council moved to enter into negotiations with both groups, Alameda Junior Golf Association for the Mif course, and KemperSports for the rest of the Golf Complex, simultaneously. Joe VanWinkle stated that he sent an email to Interim City Manager requesting to begin negotiations with the Alameda Junior Golf Association. Chair Sullwold's

understanding is that the City Council is not willing to do a final deal with Junior Golf until they see how non-profit operation of the Mif course fits into overall puzzle of the Golf Complex, as operated under a long-term lease with Kemper. Several people at the meeting expressed their opinions regarding configuration of the Golf Complex under Kemper, and whether the Golf Commission will still be intact after negotiations for the long-term lease are completed.

4-C Update on Golf Complex Finances

Bob Sullwold stated that the month of February 2010 showed an operating loss of \$49,000 and drawdown from the cash reserves of \$140,000, although the Clark course actually had more rounds and revenues in 2010 than in 2009. John Vest stated that this due to the fact that the Clark course was much more playable after the heavy rains. For eight months, the operating income is \$472,000 and positive cash flow is \$303,000, while the draw on the Enterprise Fund is \$369,000. At the City Council meeting last night, Ann Marie Gallant stated that the City has saved about \$700,000 since Kemper has taken over management of the Complex, although that cannot be ascertained from the financial reports provided to the Golf Commission. The commission packet this month contained a copy of the client letter from Kemper to Dale Lillard; the Golf Commission hopes that this letter is included in all future months, and asked John whether it could be provided for past months.

4-D Consideration of Memorial Bench Program for the Golf Complex

Mrs. Norma Arnerich stated that she had picked out a traditional bench that costs \$665.95 from the catalog she got from Matt Wisely. She also stated she was going to talk to Alameda Awards regarding plaques for the benches.

5 ORAL REPORTS

5-A Golf Shop and Driving Range activities report by John Vest &

5-B Golf Complex Maintenance activities report by John Vest

John Vest stated that a Junior Golf flyer has been prepared, and a tournament flyer will be forthcoming. Demo day will be April 3, and will include a golf manufacturer to help fit juniors with clubs. There will also be a club drive on the same day, where golfers are asked to bring in gently-used golf equipment for donation to juniors. Oakley sunglasses will also setting up a station so customers can custom fit frames and lenses. Mike Winkenbach has already booked \$186,000 in tournaments for this year. The netting on the left side of the driving range will be completely replaced. Commissioner Gammell asked about painting the turf on the driving range, and Mr. Vest stated that Matt Wisely was looking into whether there is any kind of paint that would work. A sewer pump that pumps from the restrooms and snack bar at the 9th tee on the Fry course will be replaced; porta-potties will be in place while the work is underway. EZ-Go has replaced 56 more batteries on carts, so we now have 118 carts up and running. The Mif Albright course was aerified last week and the Clark course will be aerified on Monday and Tuesday. The Fry course will be aerified in

early May. A Marketing Plan has been prepared and is being looked at by the Regional Staff of Kemper.

5-C Beautification Program and Junior Golf Club by Mrs. Norma Arnerich

Mrs. Arnerich stated that they had a special meeting of the Junior Golf Club board of directors today. Junior Golf is sponsoring a tournament on the Mif Albright course on April 7. Tom Geanakos from Jim's on the Course agreed that Alameda Junior Golf could set up its own hot dog stand for the tournament. The tournament will include a putting contest. Juniors who participate are encouraged to bring friends who are not currently members of the Alameda Junior Golf Club. Chair Sullwold advised that the "Keep the Mif" coalition is working on a fundraising tournament on the Mif Albright course, tentatively set for May 22, with games on the putting green and at the driving range and possibly a spaghetti dinner at Jim's on the Course.

5-D Golf Complex Restaurant Report, Jim's on the Course

None

6. COMMISSIONERS' REPORTS

6-A Marketing and Promotions, Commissioner Gammell

Commissioner Gammell stated that today, St. Patrick's Day, there was a special rate of \$35, including golf cart. During the month of March, valid Monday through Friday, there is also a special rate of \$35 including cart for March Madness. Junior Golf Clinics will begin April 10. Pamphlets were passed out at the Opening Day of Little League promoting the Junior Golf program.

6-B Maintenance, Buildings, Security, Albright Course and Driving Range, Secretary Wood

John Vest stated that last week, there was an incident on the Mif Albright Course, where a man had shortness of breath and they called the paramedics. The customer refused to go with the paramedics. Commissioner Gaul asked about the defibrillators on property, stating that he had heard they were not in good shape. John Vest responded that this was not true, that Ben Ratto, our Safety Coordinator, has checked all the batteries and pads and has changed them as necessary. Mrs. Arnerich stated there was a notice posted in the locker room area advising caution because wallets are being stolen out of golf bags.

7. ORAL COMMUNICATIONS, NON-AGENDA (Public Comment)

Jon Hasegawa asked about the closest-to-the-hole competition to benefit "Keep the Mif" that was run during the Men's Club tournament the previous Saturday. 85 players out of the 120 who played in the tournament participated in the contest, and \$750 was raised for "Keep the Mif."

8. OLD BUSINESS

Commissioner Schmitz asked to John Vest to compliment Matt Wisely on a nice job on the 4th tee and around various other tees.

9. WRITTEN COMMUNICATIONS

Included in the Commission packet was a memorandum to the Finance Department showing a surcharge payment for February 2010 of \$4,193.00. The year-to-date total to the General Fund is \$75,097.00 for FY 2009/10.

10. ITEMS FOR NEXT MEETING'S AGENDA

- Status Report on Long Term Lease & Mif Albright negotiations
- Update on Golf Complex Finances

11. ANNOUNCEMENTS/ADJOURNMENT

The meeting was adjourned at 8:24 p.m.

The agenda for the meeting was posted 72 hours in advance in accordance with the Brown Act.